

25N 4E 31

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

K1 94

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Holyoke Building

AND/OR COMMON

(same)

2 LOCATION

STREET & NUMBER

1018 - 1022 First Avenue or 107 Spring Street

NOT FOR PUBLICATION

CITY, TOWN

Seattle

CONGRESSIONAL DISTRICT

3rd - Donald L. Bonker

STATE

Washington

VICINITY OF
CODE

COUNTY

King

CODE

3 CLASSIFICATION

CATEGORY

DISTRICT

X BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

X PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

X WORK IN PROGRESS

ACCESSIBLE

X YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER: None

4 OWNER OF PROPERTY

NAME

Harbor Properties

STREET & NUMBER

1411 - 4th Avenue

CITY, TOWN

Seattle

VICINITY OF

STATE

Washington

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC

King County Courthouse

STREET & NUMBER

3rd Avenue and James Street

CITY, TOWN

Seattle

STATE

Washington 98104

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Office of Urban
Seattle Landmarks Preservation Board - 1st Avenue Study - Conservation, Seattle

DATE

February 3, 1974

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

2 DESCRIPTION

CONDITION

☐ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Holyoke Building is a substantial five-story brick masonry commercial block in the Victorian Commercial style. Built in 1890, it was the first office building to be completed after Seattle's disastrous fire of 1889. It occupies a corner lot on First Avenue near the heart of the city's central business district.

The building is situated on a sloping site with six equal bays on the First Avenue or west elevation, and an irregular series of bays along the Spring Street facade. Rusticated stonework piers with composite capitals flank two storefronts on First Avenue and the bay closest the corner on Spring Street. Facing north, the Spring Street elevation rises with a fairly steep inclination toward the rear of the site over a total horizontal distance of 112 feet. Along the back of the building the alley is at the second floor level. A third store front and an entrance to the upper stories are located on the second floor a step above the sidewalk near the northeast corner of the building - also between rusticated piers. Another entrance adjacent to this grouping is at the foot of a stairway directly to the third floor.

Above the first and second floor store fronts all openings are linteled. Strip pilasters divide the upper stories into a series of bays. Panelled spandrels between the windows of succeeding floors appear as continuous horizontal elements except where interrupted by the shallow pilasters. Above the fifth story the spandrels are corbelled upward to a panelled frieze divided by pairs of corbelled "brackets" that extend each pilaster from its composite capital to the cornice.

A single exception to the use of linteled window openings is a semi-circular arch at the top floor above the bay nearest the street intersection on the north elevation. Similar arches executed in stonework are used over the entrances at the ground level of the same facade. The one at the opposite corner is constructed of rock-faced masonry, and the arch nearer the center is dressed smooth with a carved keystone. The date 1890 is inscribed on a separate stone block set within the brickwork of the spandrel above.

Double hung windows are used throughout the upper stories with transoms provided on the second floor only. These are grouped in pairs on each bay of the First Avenue elevation. On the Spring Street facade they are arranged variously from one to six windows between pilasters.

The Holyoke Building is only slightly altered on the exterior. There have been minor modifications to the storefronts. A steel fire escape has been installed and the sandstone cornice (along with the original ornamental iron cresting) has been removed. Otherwise the most visible changes in the building's appearance are the numerous signs advertising the street level businesses.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

1890

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Holyoke Building is a good example of unpretentious, straight-forward Victorian commercial architecture. The structure reflects the period in which it was built by its design, materials, and the intended use of its spaces. The lower floors were established as stores and the upper floors as office space. The Holyoke building is one of the few structures remaining from the 1890's. In 1889 a terrible fire consumed sixteen blocks of Seattle's downtown area (now known as the Pioneer Square Historic District). Excavation for the Holyoke building had begun shortly before the fire, the deep pit acted as a fire stop, preventing the fire from spreading any further north. At the time of its construction the building was described as "one of the largest buildings in town. The design of which would be the most modern; the ceilings on the first floor would be 16 feet high, the next four stories 13 feet each". (The National Bank of Commerce 1889-1969 pg 12).

In the 1920's the Holyoke Building became a gathering place for artists of all kinds, especially musicians. The Town Crier of December 10, 1927 referred to them as "a progressive group of pioneer artists", they went on to say the building represented a "temple of music and art which Seattle has not been able to duplicate since". The musicians suites were on the second floor, being used for practice runs and discussions. Among the artists there were Vaughn Arthur, violinist, Rose and Frank Egan, founders of the Egan School at the theater in Los Angeles, and Nellie C. Cornish who later founded her own school of art and music in Seattle.

Born on September 1, 1832 in New Brunswick, Richard Holyoke arrived in Seattle in 1860 to begin a career as a lumberman, an occupation he followed for many years. Holyoke did quite well, and began to buy great quantities of real-estate to prove to others his faith that the region would grow and be successful.

After Holyoke had become well established in the community he began to recognize the need for some sort of banking institution. He then established and became the first President of the National Bank of Commerce. He continued to be most supportive of people in the lumber industry.

In Bagley's History of Seattle (published 1910) Holyoke is referred to as "an active helpful citizen, who's life measured up to very high standards."

9 MAJOR BIBLIOGRAPHICAL REFERENCES

R. L. Polk's Seattle Directories.

King County Assessor's Office

History of Seattle, Clarence Bagley, Vol. III.

National Bank of Commerce of Seattle - 1889-1969

Seattle Historic Building Inventory, Junior League of Seattle, Inc.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

UTM REFERENCES

A 1,0 55,000,00 5,217,247,0

ZONE EASTING

NORTHING

B

ZONE

EASTING

NORTHING

C

D

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

Nancy A. Susman

March 29, 1976

ORGANIZATION

DATE

Office of Urban Conservation

(206) 625-4501

STREET & NUMBER

TELEPHONE

9th Floor, Arctic Building

Washington

CITY OR TOWN

STATE

Seattle

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

David Hansen

TITLE

State Historic Preservation Officer

DATE

April 27, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

1579 III NW
SHOLE BAY

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

HOLYOKE BUILDING

UTM 10/550000/5272470

UNITED STATES
DEPARTMENT OF THE INTERIOR
CORPS OF ENGINEERS

122°22'30"
47°37'30"

538000m E. R. 3 E. R. 4 E.

EVERETT 27 MI.
EDMONDS 14 MI.

EVERETT 27 MI.
MOUNT LAKE TERRACE 15 MI.
20'

551 (SEAT)

5274000m N.

5273

T. 25 N.

T. 24 N.

5272

5271

35'

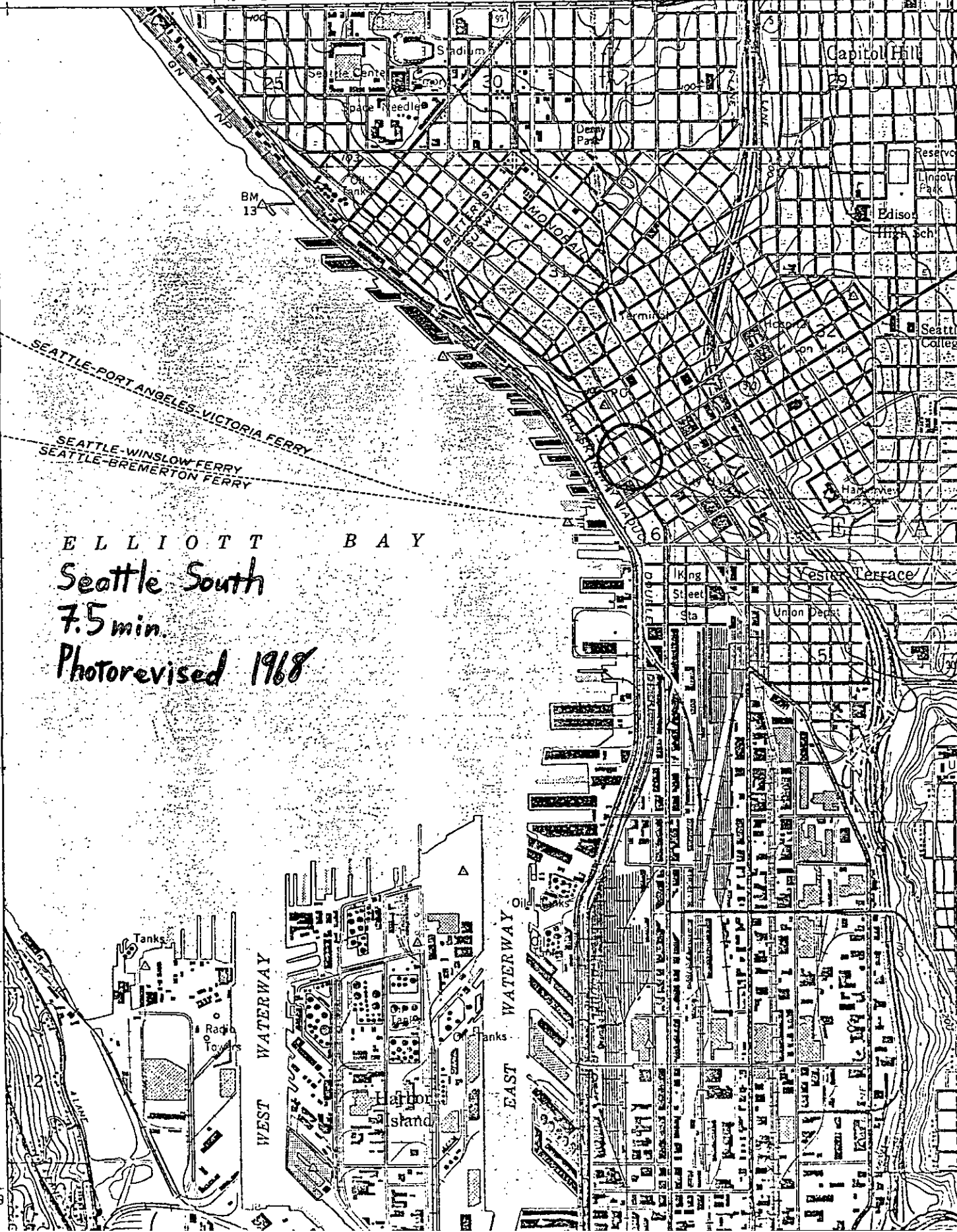
5269

SEATTLE-PORT ANGELES-VICTORIA FERRY
SEATTLE-WINSLOW FERRY
SEATTLE-BREMERTON FERRY

ELLIOTT BAY
Seattle South
7.5 min.
Photorevised 1968

WEST WATERWAY

EAST WATERWAY





Holyoke Building

Seattle, Washington

David M. Hansen

April 3, 1976

Washington State Parks and Recreation
Commission

View of Northwest Corner

1 of 1



Halvake Bldg

Holyoke Bldg
1018-22 1st Ave

3914